



CANNON BUILDING
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**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, October 11, 2018 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	

MEMBERS PRESENT

Lynette Scott, Professional Member, **Chairperson**
Lynn Rogers, Public Member, **Vice-Chairperson**
Nikki Lane, Professional Member, **Secretary**
Nora Martin, Professional Member
Randy Marvel, Professional Member
Jason Giles, Professional Member
Nathaniel Gibbs, Public Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Patty Davis, Deputy Attorney General
Alison Warren, Administrative Assistant III

MEMBERS ABSENT

Mark Whitlock, Public Member

ALSO PRESENT

Mirtes Happy
Michael Skipski
Tim Weiler
Sam Tawfik
Maurice Mobley
Shellane Maxwell
Antonio Santiago
Crystal Santiago
Garrett King
Lea Ann Wilkinson

CALL TO ORDER

Ms. Scott called the meeting to order at 9:06 a.m.

REVIEW OF MINUTES

The Commission reviewed the September 13, 2018 meeting minutes. Mr. Giles made a motion, seconded by Mr. Rogers, to approve the September minutes as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Subcommittee Meeting – Canceled until Next Month's Meeting

Guaranty Fund Hearing for Sam Tawfik/Happy Place Day Care LLC

The hearing began at 9:09 a.m. Ms. Patricia Davis is the DAG representing the Commission for this hearing. The Commission introduced themselves for the record. Exhibit 1 & 2 were pre-marked and became part of the record with no objection. Mr. Tawfik was sworn and was represented by Counsel Timothy Weiler. Mr. Tawfik provided his testimony. The Board questioned Mr. Tawfik. Mr. Tawfik did not have any additional testimony in closing his case before the Commission. The Commission went into deliberations at 9:24 a.m. Ms. Lane moved to grant the reimbursement request from the Guaranty Fund, seconded by Mr. Rogers. By unanimous vote, the motion carried. The hearing concluded at 9:26 a.m. The Commission took a short break

Proposal to Deny Hearing for Antonio Santiago, Salesperson

The hearing began at 9:30 a.m. Ms. Eileen Kelly is the DAG representing the Commission for this hearing. The Commission introduced themselves for the record. Ms. Kelly advised the purpose of today's hearing as Mr. Santiago does not appear to meet the statutory requirements pursuant to §2907 (a)(4). Mr. Santiago was sworn and was not represented by Counsel. Mr. Santiago provided his testimony and character reference letters. The board questioned Mr. Santiago. Character witnesses testified on behalf of Mr. Santiago.

Mr. Maurice Mobley, co-worker for 15 years, was sworn in for the record and testified as a character witness for Mr. Santiago. Ms. Shellane Maxwell, co-worker for 10 years, was sworn in for the record and testified as a character witness for Mr. Santiago. Ms. Crystal Santiago, applicant's wife, was sworn in for the record and testified as a character witness for Mr. Santiago. Mr. Santiago thanked the Commission for their consideration in closing his case before the Commission. The Commission went into deliberations at 9:52 a.m. Mr. Giles moved to approve Mr. Santiago's application for licensure, seconded by Ms. Martin. By unanimous vote the motion carried. The hearing concluded at 9:54 a.m.

Proposal to Deny Hearing for Mirtes Happy, Broker

The hearing began at 9:55 a.m. Ms. Eileen Kelly is the DAG representing the Commission for this hearing. The Commission introduced themselves for the record. Ms. Kelly advised the purpose of today's hearing as Ms. Happy does not appear to meet the statutory requirements pursuant to §2907 (a)(2). Ms. Happy was sworn, agreed that she waived her right to 20 days' notice to this hearing, had no objections to the updated denial letter sent to her, and she was not represented by Counsel. Ms. Happy provided her testimony. The board questioned Ms. Happy. Ms. Happy provided additional testimony in closing her case before the Commission. The Commission went into deliberations at 10:31 a.m. Ms. Lane moved to deny Ms. Happy's application for licensure, seconded by Mr. Giles. Mr. Gibbs abstained. By unanimous vote the motion carried. The hearing concluded at 10:41. The Commission took a short break.

Proposed to Deny Hearing for Michael Skipski, Salesperson

The hearing began at 10:53 a.m. Ms. Eileen Kelly is the DAG representing the Commission for this hearing. The Commission introduced themselves for the record. Ms. Kelly advised the purpose of today's hearing as Mr. Skipski does not appear to meet the statutory requirements pursuant to §2907 (a)(4). Mr. Skipski was sworn, agreed that he waived his right to 20 days' notice to this hearing, and was not represented by Counsel. When asked by Ms. Kelly if he was ready to begin Mr. Skipski stated he felt he was not prepared to move forward and needed more time to prepare his case. He stated that he felt he could be prepared by the November meeting and the current hearing was postponed.

Review and Consider Request to Lift Suspension for Garrett King

Ms. Kelly advised that Mr. King could petition the Commission to lift his suspension based on compliance with the order that he is no longer on probation. His order, his letter of request and reference letters were reviewed and discussed by the board. Since Mr. King is represented by Counsel but he was not present Ms. Kelly advised that it may be in his best interest to come back at a future meeting with his attorney and character witnesses. Mr. King agreed more time to prepare would be in his best interest. Ms. Martin made a motion, seconded by Mr. Giles to table the request until a future meeting.

NEW BUSINESS

Education Committee Report

The committee did not meet this month.

Ratification of Associate Brokers/Broker/Salesperson Applications

Mr. Giles made a motion, seconded by Ms. Lane, to ratify the approved applications for associate brokers, brokers, and salespersons per the attached list. By unanimous vote, the motion carried.

Review of Broker Reciprocity Application

Mr. Giles made a motion, seconded by Ms. Scott to deny the Broker by Reciprocity application for Jeffrey Sklar. By unanimous vote, the motion carried.

Review of Office Relocation Application(s)

Mr. Marvel made a motion, seconded by Mr. Giles to approve the Office relocation for: Dovoco Realty, LLC. By unanimous vote, the motion carried.

Mr. Giles made a motion, seconded by Mr. Rogers to approve the Office relocation for: Century 21 Emerald. By unanimous vote, the motion carried.

Review of New Office Application(s)

Ms. Lane made a motion, seconded by Mr. Marvel to approve the new office application for D Realtors LLC. By unanimous vote, the motion carried.

A request was made for an advisory letter to be sent to D Realtors LLC stating the copyright laws when using the word "Realtor" in a real estate business name.

Mr. Giles made a motion, seconded by Mr. Rogers to approve the new office application for Keller Williams Realty. By unanimous vote, the motion carried.

Mr. Giles made a motion, seconded by Mr. Marvel to approve the new office application for Commercial Property Consultants. By unanimous vote, the motion carried.

A motion was made by Mr. Giles, seconded by Mr. Marvel to add and approve Jeannie Parrott to the agenda for her request from associate broker to broker of record for Commercial Property Consultants. By unanimous vote, the motion carried.

Ratification of Office Reinstatement

Ms. Lane made a motion, seconded by Mr. Giles to ratify the Office Reinstatement for Berkshire Hathaway HomeServices Gallo Realty. By unanimous vote, the motion carried.

Ratification of Reinstatement Application(s)

Mr. Marvel made a motion, seconded by Mr. Rogers to ratify the reinstatement applications listed below:

Steven Buckles

Rachel Parrish

Michael Herman

Mark Cleniewicz

Bryant Howard

Christopher Byrne

Shane Pezick

Review of Reinstatement Application(s):

Ms. Scott made a motion, seconded by Mr. Giles to approve Opal Palmer to sit for the National and State law portion of the Delaware Sales licensing examination. By unanimous vote, the motion carried.

CORRESPONDENCE

The board reviewed the email submitted from Jennifer Ternoski requesting an exception to the one year expiration of the Delaware Real Estate Salesperson examination. Mr. Giles made a motion, seconded by Ms. Lane to deny the extension request. By unanimous vote, the motion carried.

Elite Edge Training – Cheryl Knowlton, DREI – correspondence was reviewed by the commission.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

There was no other business before the board.

PUBLIC COMMENT

There were no public comments

NEXT SCHEDULED MEETING

The next meeting will be held on November 8, 2018 at 9:00 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE.

ADJOURNMENT

There being no further business before the Commission. The meeting adjourned at 12:25 p.m.

Respectfully submitted,

Alison Warren

Alison Warren
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentation

